

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac
1	SB22181364	S	4105 W 161st ST	LAWN	113	STD	2	\$22,800		\$650,000	\$547.14	1188	1927/ASR	5,895/0.1353
2	22185563	S	2966 Partridge AVE	LA	606	STD	2			\$990,000	\$430.62	2299	1924	5,253/0.12
3	SR22148865	S	1223 N Avenue 45	LA	618	PRO	2	\$0		\$570,000	\$255.83	2228	1934/ASR	9,836/0.2258
4	HD22192596	S	15846 Hayland ST	LPUE	633	STD	2	\$22,800		\$680,000	\$330.58	2057	1962/ASR	13,900/0.3191
5	AR22127472	S	410 S Magnolia AVE	MNRO	639	STD	2	\$41,400		\$785,000	\$570.49	1376	1924/PUB	4,113/0.0944
6	TR22140605	S	4756 Muscatel AVE	RSMD	651	STD	2	\$30,480		\$985,000	\$536.49	1836	1934/ASR	11,781/0.2705
7	CV22183698	S	6518 Pickering Avenue	WH	670	PRO	2	\$12,900		\$650,000	\$397.31	1636	1956/ASR	7,001/0.1607
8	PW22136093	S	13717 W Russell ST	WH	670	STD	2	\$57,600		\$886,000	\$472.79	1874	1957/PUB	6,769/0.1554
9	CV22193449	S	1430 Via Zurita ST	CLAR	683	STD,TRUS	2	\$0		\$1,040,000	\$428.87	2425	1952/PUB	7,780/0.1786
10	CV22174890	S	235 W 92nd ST	LA	699	STD	2	\$0		\$650,000	\$506.23	1284	1909/ASR	5,202/0.1194
11	22197591	S	2830 Alsace AVE	LA	C16	STD	2			\$1,425,000	\$919.35	1550	1924	4,804/0.11
12	22165575	S	1189 S MUIRFIELD RD	LA	HPK	STD	2		5	\$1,399,000	\$585.85	2388	1923	4,961/0.11
13	22124259	S	7015 S HARVARD BLVD	LA	C34	STD	2			\$620,000	\$339.54	1826/A	1927/ASR	5,497/0.12
14	MB22134864	S	315 E 104th ST	LA	C34	STD	2	\$0		\$1,265,000	\$343.28	3685	2022/BLD	4,699/0.1079
15	320010117	S	119 E 99th ST	LA	C37	STD	2	\$0	0	\$720,000	\$355.73	2024	1940	5,102/0.1171
16	22155677	S	7613 WALNUT DR	LA	C37	STD	2			\$750,000	\$556.79	1347/D	1948	6,513/0.14
17	PW22148705	S	4777 Dozier ST	ELA	ELA	PRO	2	\$0		\$766,500	\$358.18	2140	1970/ASR	4,676/0.1073
18	LG22160265	S	5822 Hedda ST	LW	MAYF	STD	2	\$37,620		\$1,325,000	\$360.94	3671	1947/PUB	17,577/0.4035
19	IG22149986	S	2547 Cass PL	HNPk	T5	STD	2	\$0		\$660,000	\$546.36	1208	1928/ASR	4,957/0.1138
20	SB22162459	S	1921 W 146th ST	GR	117	STD	3	\$64,800		\$1,100,000	\$509.26	2160	1956/PUB	12,541/0.2879
21	WS22158976	S	5951 Peacock Ridge RD	RPV	174	STD	3	\$90,000		\$2,100,000	\$572.21	3670	1967/PUB	11,258/0.2584
22	SR22128286	S	3405 W Alameda AVE	BBK	610	STD	3	\$70,224		\$1,300,000	\$638.19	2037	1941/PUB	5,484/0.1259
23	TR22104688	S	11436 Medina CT	ELM	619	STD	3	\$0		\$900,000	\$384.62	2340	1968/PUB	7,497/0.1721
24	SR22169812	S	1411 E California AVE	GD	628	STD	3	\$0		\$1,250,000	\$676.41	1848	1940/ASR	8,351/0.1917
25	P1-10123	S	127 W Cherry AVE	MNRO	639	STD	3	\$79,200		\$1,300,000	\$381.90	3404	1947/ASR	9,026/0.2
26	PW22185926	S	9861 La Docena LN	PR	649	STD	3	\$71,700		\$1,170,000	\$305.56	3829	1948/ASR	19,885/0.4565
27	22167233	S	5821 DAVID AVE	LA	C16	STD	3		5	\$2,300,000	\$567.06	4056	2016	5,002/0.11
28	DW22068022	S	845 W Colden AVE	LA	C34	STD	3	\$2,224		\$849,900		3	1940/ASR	8,821/0.2025
29	22180063	S	523 W 88th ST	LA	C36	STD	3			\$700,000	\$424.76	1648/A	1926/ASR	5,397/0.12
30	22189769	S	220 E Vernon AVE	LA	C42	STD	3			\$745,000	\$404.89	1840	1902	5,131/0.11
31	PW22130013	S	1460 W 224th ST	TORR	122	STD	4	\$99,000	4	\$1,655,000	\$335.84	4928	1965/PUB	5,934/0.1362
32	P1-10520	S	410 N Hill AVE	PAS	646	TRUS	4	\$70,800	4	\$1,500,000	\$328.95	4560	1926/ASR	8,068/0.18
33	PW22149978	S	219 San Francisco AVE	POM	687	TRUS	4	\$4,750		\$800,000	\$346.32	2310	1939/ASR	6,454/0.1482
34	SR22131170	S	8851 Orchard AVE	LA	699	STD	4	\$81,600	9	\$800,000	\$232.63	3439	1961/ASR	6,350/0.1458
35	SB22152905	S	3705 Military AVE	LA	C13	STD	4	\$124,740	4	\$2,235,000	\$516.17	4330	1964/ASR	4,873/0.1119
36	22148911	S	2615 JULIET ST	LA	C16	STD	4			\$875,000	\$260.42	3360	1914	2,897/0.06
37	22182041	S	1749 West BLVD	LA	C16	STD	4			\$1,225,000	\$378.55	3236	1939/ASR	7,000/0.16
38	DW22158173	S	1870 20th St	LA	KREA	STD	4	\$187,200		\$2,700,000	\$305.57	8836	2022/BLD	6,694/0.1537
39	CV22094716	S	9647 Harvard ST	BF	RG	STD	4	\$0		\$1,598,000	\$536.60	2978	1955/PUB	10,505/0.2412
40	SW22179399	S	1011 Island AVE	WILM	196	STD,TRUS	6	\$50,280		\$810,000	\$250.31	3236	1929/ASR	7,113/0.1633
41	22144025	S	16021 VICTORY BLVD	VNS	LKBL	STD	6		5	\$1,610,000	\$334.58	4812	1954/ASR	5,912/0.13
42	WS22185527	S	592 N Wilson AVE	PAS	648	STD	7	\$151,032		\$2,525,000	\$413.87	6101	1965/ASR	8,766/0.2012
43	22181815	S	1220 S Manhattan PL	LA	HPK	STD	8		5	\$1,800,000	\$348.43	5166	1958	8,442/0.19
44	22177761	S	5646 Fountain AVE	LA	C20	STD	8		4	\$2,480,000	\$422.92	5864	1958	6,884/0.15
45	PW22106452	S	9832 Pinehurst AVE	SOG	T2	STD	12	\$156,264		\$2,950,000	\$280.74	10508	1963/ASR	14,263/0.3274
46	SR22147750	S	2501 Beverley AVE	SM	C14	STD	28	\$689,447	3	\$12,800,000	\$443.80	28842	1960/ASR	23,962/0.5501
47	SR22147780	S	1809 1833 7th ST	SM	C14	STD	40	\$804,272	3	\$13,000,000	\$426.40	30488	1956/ASR	29,991/0.6885

Closed • DuplexList / Sold: **\$599,000/\$650,000** ↑**4105 W 161st St • Lawndale 90260****14 days on the market****2 units • \$299,500/unit • 1,188 sqft • 5,895 sqft lot • \$547.14/sqft • Built in 1927****Listing ID: SB22181364****S of Manhattan Beach Blvd, W of Prairie Ave.**

Full Street to Alley Lot w/Detached Duplex Each w/Yard. Front House is a "FIXER" W/Great Income Potential. Plenty of Parking on both Driveway & Alley-Side... Ample Enough for RV Parking. Rear Unit is 2 Beds, 1 Bath w/Alley ACCESS and Over-Sized Parking AREA. Broker/Agent does not guarantee accuracy of square footage, lot size, ordinances, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$599,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Solar
- \$3,789 (Estimated)
- Laundry: Common Area, Outside
- \$22800 Gross Scheduled Income
- \$20157 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard, Front Yard
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,643
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$420
- Cable TV: 02014523
- Gardener:
- Licenses:
- Insurance: \$903
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$2,875
2:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 1
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4074010020

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$990,000/\$990,000**
7 days on the market
Listing ID: 22185563

2966 Partridge Ave • Los Angeles 90039
2 units • **\$495,000/unit** • **2,299 sqft** • **5,253 sqft lot** • **\$430.62/sqft** •
Built in 1924
Google Maps



This large Duplex is centrally located in Frog Town/ Atwater. The Front is a spacious 2-bedroom 2 bath unit with interior laundry and laminate floors. The back unit is a 3-bedroom 3 bath home built in 1989. The back features central AC, laminate flooring, 2 car garage and a spacious balcony. This property has plenty of space to add on to the front unit or park multiple cars. This is the perfect property for an owner occupant to live in one unit and rent the other.

Facts & Features

- Sold On 09/20/2022
- Original List Price of \$990,000
- 2 Buildings
- Cooling: Wall/Window Unit(s), Central Air
- Heating: Central, Wall Furnace
- Laundry: Inside

Interior

- Floor: Laminate

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$1,300	\$1,300	\$4,300
2:	1	2	2		Unfurnished	\$0	\$0	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 606 - Atwater area
- Los Angeles County
- Parcel # 5442025006

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

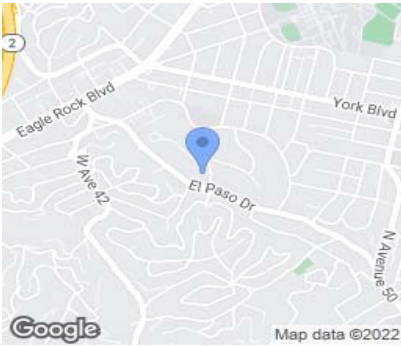
Closed • Duplex

List / Sold: \$699,000/\$570,000 ↓

1223 N Avenue 45 • Los Angeles 90041
2 units • \$349,500/unit • 2,228 sqft • 9,836 sqft lot • \$255.83/sqft •
Built in 1934
North of El Paseo Drive

23 days on the market

Listing ID: SR22148865



PROBATE AUCTION!!! DUPLEX – FRONT UNIT – 2 BEDROOM, 1 BATH. LIVING ROOM & KITCHEN. WALL HEATER. BASEMENT AREA. ROOF DAMAGE. EXTENSIVE MOLD DAMAGE. REAR UNIT – 1 BEDROOM, 1 BATH. LIVING ROOM & KITCHEN. DEN. ENCLOSED PORCH (NO PERMIT). WALL HEATER. ROOF DAMAGE. SEPARATE GAS & ELECTRIC METERS FOR EACH UNIT. LARGE LOT. PARTIAL VIEW AT REAR OF LOT.

Facts & Features

- Sold On 09/20/2022
- Original List Price of \$699,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$0	\$0	\$0
2:	1	1	0	0	Unfurnished	\$600	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- Rent Controlled
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5474045011

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691



Calling all INVESTORS, 2 homes with a detached garage on a nice lot. This could be income properties or use for multiple families.

Facts & Features

- Sold On 09/23/2022
 - Original List Price of \$699,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$0 (Unknown)
- Laundry: In Kitchen
 - \$22800 Gross Scheduled Income
 - \$22800 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,755
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01335733
 - Gardener:
 - Licenses:
- Insurance: \$1,755
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$900	\$900	\$900
2:	1	3	2	2	Unfurnished	\$1,000	\$1,000	\$1,000

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

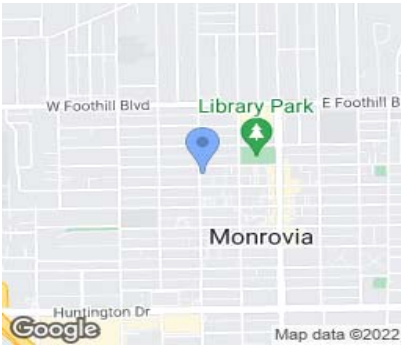
- Standard sale
- 633 - Industry/La Puente/Valinda area
 - Los Angeles County
 - Parcel # 8252007013

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691



Charming duplex located close to old town Monrovia featuring two one bed, one bath units. This property has seen extensive upgrades under the current owners including re-wiring, re-piping, a new gas line, new waterproof laminate flooring, new water heaters, upgraded kitchen cabinets, new stoves, foundation improvements within the last four years. Unit 410 has laundry hookups in the garage and unit 412 has its own laundry room with laundry hookups. Both unit has its own private backyard space. One unit has its own attached garage and the landscaping is low maintenance.

Facts & Features

- Sold On 09/23/2022
 - Original List Price of \$799,000
 - 1 Buildings
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$0 (Public Records)
- Laundry: Gas Dryer Hookup, In Garage, Inside, Washer Hookup
 - \$41400 Gross Scheduled Income
 - \$37187 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Appliances: Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,213
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$875
 - Cable TV: 01908674
 - Gardener:
 - Licenses:
- Insurance: \$668
 - Maintenance: \$750
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,320
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$2,050
2:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$1,950

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 2
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 639 - Monrovia area
 - Los Angeles County
 - Parcel # 8516015028

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • **Single Family Residence**

List / Sold: **\$999,800/\$985,000** ↓

4756 Muscatel Ave • Rosemead 91770

4 days on the market

2 units • **\$499,900/unit** • **1,836 sqft** • **11,781 sqft lot** • **\$536.49/sqft** • **Built in 1934**

Listing ID: TR22140605

Rosemead to Mission, go west. North on Muscatel Ave.



Two homes on one lot! Each are 2 bed 1 bath. The homes are at 4756 Muscatel Ave. (front unit) and 4758 Muscatel Ave (back unit). The front home measures 1080 sf. and the back home measures 756 sf. Both homes have a one car garage. There is a shared driveway to the north. The back home is completely fenced off and the driveway can accommodate an RV. Both homes have their own mailbox and electric meters, water meters, gas meters. These homes have been in the family for appx 70 years. A fantastic opportunity located on an 11781 sf lot. Home 4756 was built in 1947 and home 4758 in 1934. Both homes have been upgraded with new main electric panels, dual pane windows through most of the homes, upgraded kitchen counter tops and fixtures. Both homes are in good condition. 4758 has a lot of charm and beautiful gardens. 4756 has a great floor plan. Never mind the clutter, lots of potential. Tenant has cardboard all over the floors to protect the flooring. Just minutes to Rosemead High and Pasadena College. Close to shops and restaurants.

Facts & Features

- Sold On 09/22/2022
- Original List Price of \$1,099,800
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$726 (Estimated)
- Laundry: In Garage, Washer Hookup
- \$30480 Gross Scheduled Income
- \$27480 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Laminate, Tile, Wood
- Appliances: Gas Range, Vented Exhaust Fan

Exterior

- Lot Features: Back Yard, Corners Marked, Front Yard, Landscaped, Lawn, Level with Street, Rectangular Lot, Level, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Yard
- Fencing: Average Condition, Block, Chain Link, Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01294640
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$30,480	\$30,480	\$60,000
# Of Units With:								
• Separate Electric: 2					• Drapes: 2			
• Gas Meters: 2					• Patio: 2			
• Water Meters: 2					• Ranges: 2			
• Carpet: 1					• Refrigerator: 0			
• Dishwasher: 0					• Wall AC: 2			
• Disposal: 2								

Additional Information

- Standard sale
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5389013079

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: TR22140605

Printed: 09/25/2022 3:00:43 PM



Two on a lot! Wonderful duplex located in Whittier just south of Hadley St. and just east of Whittier Ave. This duplex is a fixer. It needs work but there is great potential with room to expand on it's 7,001 sqft lot. Front unit is 860 sqft and well maintained, with 2 bedrooms and 1 full bath. Back unit is 776 sqft with 2 bedrooms and 1 full bath. Back unit is a fixer. Covered porch connects both units and leads to back yard, garage, and storage. Although this home needs work, it's a great find with wonderful potential!

Facts & Features

- Sold On 09/22/2022
 - Original List Price of \$650,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - \$0 (Unknown)
- \$12900 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,920
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01943113
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$720
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	2	Unfurnished	\$1,075	\$1,075	\$1,075

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Probate Listing sale
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8139008021

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed

• Duplex

List / Sold: **\$850,000/\$886,000** ↑

3 days on the market

Listing ID: PW22136093

13717 W Russell St • Whittier 90602

2 units • **\$425,000/unit** • **1,874 sqft** • **6,769 sqft lot** • **\$472.79/sqft** • **Built in 1957**

From Whittier Blvd...North on College Ave to street, West to number....



13717 & 13719 Russell have been owned by the same family for more than 30 years. These units were originally a home for widowed family members. And then over the years things changed & occupants became a family member & a tenant. The block is primarily a mix of duplexes, triplexes & fourplexes between College & Painter. This location is within walking distance to the local shopping, restaurants, businesses, transportation, the Quad & Uptown section. These are the classic duplex design of the 50's. The units are raised foundation, with a floor furnace for heat, & window/wall a/c in the back unit, & central heating in the front unit only along with bedroom ceiling fans. The roofline is continuous over units & garages. There are laundry hookups & water heaters in each of the garages. Covered patio spaces for each unit. Single garages for each unit. Plus additional storage in the garage space for the back unit. The back unit has a small enclosed yard space that is fenced & gated. The full bath in each unit is on the hall. Carpet and linoleum are new. Paint is fresh inside and out. Central Heating unit in the front unit is new with coils for adding A/C. The wall A/C in the back unit is also new. Included in the front unit is kitchen stove. A stove is not included with the back unit. Michigan Park is just a few blocks east & is very popular with Whittier residents. These units are very fresh, and will be delivered free of tenants.This is an as-is present condition sale.

Facts & Features

- Sold On 09/19/2022
 - Original List Price of \$850,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Central, Floor Furnace
 - \$783 (Assessor)
- Laundry: In Garage
 - \$57600 Gross Scheduled Income
 - \$55872 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Attic, Center Hall, Entry, Formal Entry, Kitchen, Laundry, Living Room, Master Bedroom
 - Floor: Carpet, Vinyl, Wood
- Appliances: Disposal, Water Heater
 - Other Interior Features: Ceiling Fan(s), Tile Counters, Unfurnished

Exterior

- Lot Features: Back Yard
- Fencing: Block
 - Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$2,520
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,020
 - Cable TV: 01218499
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,400
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,400

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet: 2
 - Dishwasher:
 - Disposal: 2
- Drapes:
 - Patio: 2
 - Ranges: 1
 - Refrigerator:
 - Wall AC: 1

Additional Information

- Standard sale
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8142019017

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

9/25/22, 3:01 PM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22136093

Printed: 09/25/2022 3:00:43 PM

Closed • Duplex

1430 Via Zurita St • Claremont 91711

2 units • \$540,000/unit • 2,425 sqft • 7,780 sqft lot • \$428.87/sqft • Built in 1952

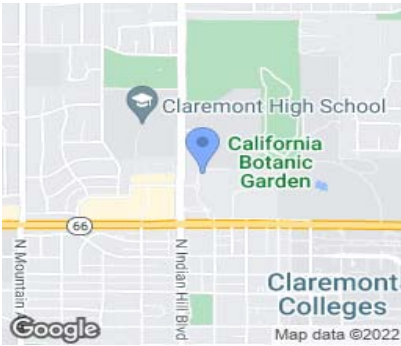
North on Indian Hill east on Via Zurita

List / Sold:

\$1,080,000/\$1,040,000 ↓

5 days on the market

Listing ID: CV22193449



COVETED VIA ZURITA MID CENTURY CUSTOM HOME + GUEST HOUSE STUDIO. Welcome to one of Claremont's best kept secrets... Via Zurita, which means "Way of the Quail". The mystique of this secluded, historic, magical cul-de-sac street hideaway under a majestic canopy populated with hundred year old heritage oak, eucalyptus, pepper, olive and pine trees, is like no other setting in the local vicinity. "Picture Perfect" circa 1952 custom built 1-level home quality constructed by J.F. Patrick and C.T. Perham; and architect designed by John Longenecker. This charming New England Ranch cottage is perfectly poised on a sweeping, curving lot in a private enclave of stately character, mid century, and charming storybook homes. This residence conveys a sense of timeless living with traditional simplicity - successfully blending rustic and refined characteristics. The main home includes 3 bedrooms and 2 baths. Enjoy a sun filled floor plan featuring oak hardwood flooring and custom woodwork throughout. Formal living room with handsome brick fireplace and adjacent friendly dining room accented with abundant cabinetry. Kitchen opens to a family sun room and has picturesque garden views. Indoor laundry room with utility sink. Wonderful separate Guest House Studio in a tree house setting, features a large room including bedroom area, living/dining room areas, plus a kitchen and full bath. Oversized 2-car garage, hobby room, workshop, storage room, and basement. Spacious driveway parking. Enjoy glowing sunrises and sunsets every day from the cozy side porch. The grounds offer multiple tranquil patio areas and private retreats. Live only minutes from the Claremont Village, world renowned Claremont Colleges, California Botanic Garden, sought after Sycamore Elementary School, plus desirable K-12 Claremont Schools. The Via Zurita neighborhood was recently featured in a Claremont Heritage Home Tour venue - one of Claremont's treasures. A rare find!

Facts & Features

- Sold On 09/23/2022
 - Original List Price of \$1,080,000
 - 1 Buildings
 - Levels: One, Multi/Split
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Fireplace(s), Forced Air
 - \$0 (Unknown)
- Laundry: In Kitchen, See Remarks
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Entry, Family Room, Galley Kitchen, Kitchen, Laundry, See Remarks, Sun, Utility Room, Workshop
 - Floor: See Remarks, Wood
- Appliances: Dishwasher, Gas Cooktop, Refrigerator, Vented Exhaust Fan, Water Heater
 - Other Interior Features: 2 Staircases, Built-in Features, Ceiling Fan(s), Living Room Deck Attached, Recessed Lighting, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Garden, Lawn, Rectangular Lot, Sprinkler System, Treed Lot
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02176942
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 1
 - Gas Meters: 1
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

- Disposal:

Additional Information

- Standard, Trust sale
- 683 - Claremont area
- Los Angeles County
- Parcel # 8306010040

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV22193449

Printed: 09/25/2022 3:00:43 PM

Closed • Duplex

List / Sold: \$639,000/\$650,000 ↑

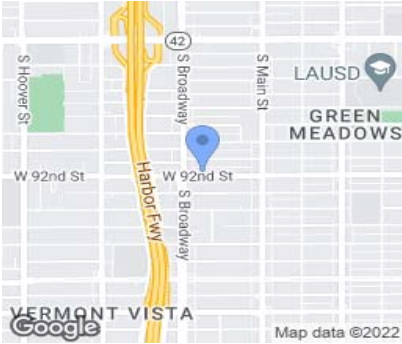
235 W 92nd St • Los Angeles 90003

7 days on the market

2 units • \$319,500/unit • 1,284 sqft • 5,202 sqft lot • \$506.23/sqft • Built in 1909

Listing ID: CV22174890

S Broadway / S Main St



Wonderful pride of ownership duplex that's perfect for investment or to live in one and rent the other. Front unit is 2 bedrooms 1 bath and rear unit is 1 bedroom 1 bath. Both units have a water filtration system and their own laundry hookups inside. Homes are very private with a long driveway and plenty of parking. This property is centrally located and close to all including schools, freeways, shopping and restaurants. This one is definitely a must see and will not last!!

Facts & Features

- Sold On 09/23/2022
- Original List Price of \$639,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$253 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Negotiable	\$0	\$0	\$0
2:	1	1	1	0	Negotiable	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6040036010

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

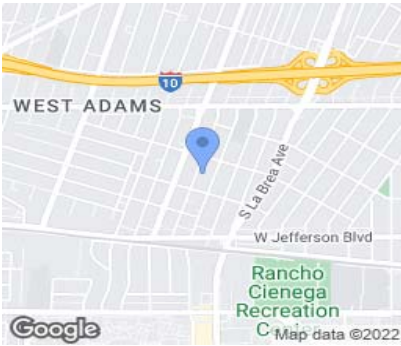
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

2830 Alsace Ave • Los Angeles 90016
2 units • \$647,500/unit • 1,550 sqft • 4,804 sqft lot • \$919.35/sqft •
Built in 1924
North of Jefferson, West of La Brea, West of Redondo, South of Adams

List / Sold:
\$1,295,000/\$1,425,000 ↑
6 days on the market
Listing ID: 22197591



An heirloom property w/ a workhorse sensibility, in the hottest, most vibrant neighborhood in Los Angeles. Lovingly maintained by artistic homeowners of 9 happy years, everything has been touched + upgraded to perfection. Spread out + enjoy as a dreamy single family compound OR skip right to real estate investor + rent one or both VACANT duplex units to offset your livelihood. Speaking of which, this gem qualifies for a special neighborhood loan program w/ an outrageously low interest rate + potential closing credits (buyer to verify!). But is it CUTE? BIG YES! Butterfly garden, guava + mandarin trees, charm for days, vignettes galore, flawlessly laid out + landscaped. Front house is a darling 2bed/2bath w/ a primary suite + electric car charger. Back house is 1bed/1bath w/ high ceilings + polished concrete floors. Also, an unpermitted bonus office/studio with tons of storage. Palm trees from every angle, and multiple picturesque venues for entertaining. In the heartbeat of West Adams, walkable to all the good stuff: Alta, Tartine, boutique Hotel Alsace, Mizlala, Mian, Delicious Pizza, Highly Likely, Party Beer Co., + a brand new Whole Foods. Just a 10 min stroll to the Expo Line, you're on the beach in Santa Monica in 20, Culver City in 5, or DTLA in 15, w/ access to LA's best museums, venues, restaurants, retail + tech offices everywhere in between. This is the kind of rare property every seasoned investor wishes they'd bought first and held onto forever. Come over! Come see!

Facts & Features

- Sold On 09/23/2022
- Original List Price of \$1,295,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable

Interior

- Rooms: Bonus Room, Guest/Maid's Quarters, Living Room, Master Bathroom
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Range, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C16 - Mid Los Angeles area

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

- Los Angeles County
- Parcel # 5049026008

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22197591

Printed: 09/25/2022 3:00:43 PM

Closed •

1189 S MUIRFIELD Rd • Los Angeles 90019
2 units • \$699,500/unit • 2,388 sqft • 4,961 sqft lot • \$585.85/sqft •
Built in 1923
Just south of Olympic, between Rimpau Blvd and West Blvd.

List / Sold:
\$1,399,000/\$1,399,000 ↓
76 days on the market
Listing ID: 22165575



Amazing Duplex opportunity in Hancock Park adjacent neighborhood! BOTH UNITS DELIVERED VACANT! Located in prime Mid-Wilshire, this beautifully remodeled traditional style property features both a 4 bedroom, 3 bathroom main home and a spacious and bright fully-permitted 1 bed, 1 bath guest. The main home provides two floors of living space with a great flowing open floor plan, custom cook's kitchen with huge island work space and stool seating, a full dining room area, recessed lighting and newer floors throughout. The guest house is fully permitted and remodeled, with charming eat-in kitchen, living room, and a large bedroom with en-suite bathroom and walk-in closet. This home is a legal duplex, LAR2 zoning! Both the main house and guest house will be delivered vacant. The guest house is perfect for a home business or a rental for top dollar income (last rented for \$1,995). This pristine home features many updated systems, including plumbing + electrical + flooring. Home interior features quartz counters, stainless steel appliances, tankless hot water heater, and many more great upgrades. Two of the bedrooms access a lovely tree-top view balcony, including a beautiful master with en-suite bath and large walk-in closet. Nestled on tree-lined street, the yard is planted with drought resistant landscaping as well as mature pomegranate, apple, lemon, cherimoya, and guava trees, plus gated off-street parking. As an extra bonus, the spacious two-car garage has wooden farmhouse doors leading to the backyard and can be used as an indoor-outdoor entertaining space with plumbing, electrical, and natural gas already in place. Living here means privacy and serenity at home while being only minutes from Mid-Town Shopping Center, Queen Anne Park/Rec Center, LA High Memorial Park, the hip cafes, shops and restaurants on Pico Blvd and quick access to Downtown LA, Culver City, Hollywood, and Beverly Hills. This gem of a home is truly move-in ready and has everything you need to live beautifully in prime Los Angeles.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$1,425,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Upper Level
- Cap Rate: 5
- \$71400 Net Operating Income

Interior

- Rooms: Master Bathroom, Office, Walk-In Closet
- Appliances: Dishwasher, Disposal, Refrigerator, Vented Exhaust Fan, Oven, Gas Oven, Range Hood, Gas Cooktop
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard
- Security Features: Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$12,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$5,000	\$0	\$5,000
2:	1	1	1		Unfurnished	\$2,000	\$0	\$2,000

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5083011011

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$624,990/\$620,000** ↓

7015 S HARVARD Blvd • Los Angeles 90047

142 days on the market

2 units • \$312,495/unit • 1,826 sqft • 5,497 sqft lot • \$339.54/sqft • Built in 1927

Listing ID: 22124259

North of Florence. East of Western



Price Reduced!!! Two houses on a lot. One home fronts on Harvard and the other fronts on 71st St. 2 bedroom 1 bath and 1 bedroom 1 bath. Both houses have dining rooms and laundry rooms and a detached garage. Both units are well maintained. Offer subject to interior inspection. Please do not disturb occupants. Property is being sold as is and with the tenants. Great property with lots of upside. Please call listing agent for more information.

Facts & Features

- Sold On 09/19/2022
- Original List Price of \$656,900
- 2 Buildings
- 2 Total parking spaces
- Heating: Floor Furnace
- Laundry: Inside

Interior

- Rooms: Living Room

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,483	\$1,483	\$2,000
2:	1	1	1		Unfurnished	\$849	\$849	\$1,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6015029001

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

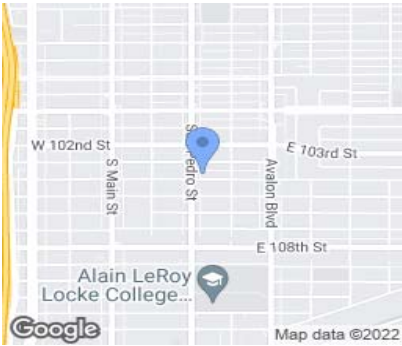
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

315 E 104th St • Los Angeles 90003
2 units • \$625,000/unit • 3,685 sqft • 4,699 sqft lot • \$343.28/sqft •
Built in 2022
Between San Pedro and

List / Sold:
\$1,250,000/\$1,265,000 ↓
57 days on the market
Listing ID: MB22134864



VACANT UNITS RENT READY, WELCOME TO 315 E 104TH ST- 100% NEW CONSTRUCTION 2022-NO RENT CONTROL 2 UNITS- CORNER LOT! Opportunity knocks in the heart of Los Angeles under \$339.00 per square foot! Each unit is approximately 1,642 sqft with 5 functional bedrooms & 3 full bathrooms plus an additional bonus room on the 1st floor-for a total of 10 bedrooms & 6 bathrooms combined. This design choice is invaluable to renters, who appreciate having their own separate living quarters and outdoor space including the convenience of not having to share parking accessibility. Units are individually metered for gas, water and electric making the operating expenses at a minimum! Location is ideal, centrally located to all public transportation and major freeways! We welcome your 1031 exchange here; listing agent will assist in leasing the units at no additional cost to Buyer-approximately monthly rental income \$4,200 per unit = \$8,400. This newly built duplex is the ideal purchase for the experience savvy investor looking to add another property to their portfolio. ACT NOW: this is a sound long term sustainable real estate investment. Don't miss out on this one!

Facts & Features

- Sold On 09/20/2022
- Original List Price of \$1,288,888
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$358 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	2				\$4,000
2:	1	5	3	0				\$4,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

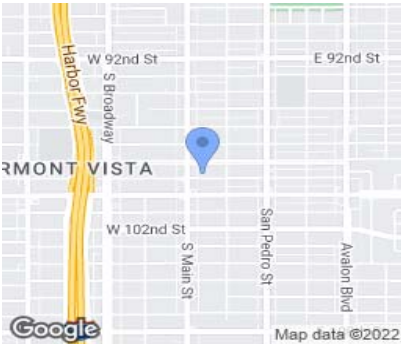
- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6063014020

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691



Duplex for sale. One unit with 2 bedrooms and 1 bathroom currently occupied. Second unit with 3 bedroom and 2 bathrooms, this unit has been completely upgraded, new floors new cabinets in the kitchen and bathrooms. There is also a new wood fence in the back and plenty of parking space as well. Second unit was built in 2006 and not under rent control per the City of Los Angeles rent control division.

Facts & Features

- Sold On 09/22/2022
 - Original List Price of \$745,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - 0 Total carport spaces
 - Heating: Natural Gas
- Laundry: Inside
 - Cap Rate: 0
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Concrete, Laminate
- Appliances: Gas Water Heater

Exterior

- Lot Features: Paved
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01919999
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance: \$0
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense: \$0
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,209	\$1,209	\$0
2:	1	3	2		Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet: 0
 - Dishwasher: 0
 - Disposal: 0
- Drapes: 0
 - Patio: 0
 - Ranges: 0
 - Refrigerator: 0
 - Wall AC: 0

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6052002028

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: \$690,000/\$750,000 ↑

7613 WALNUT Dr • Los Angeles 90001

24 days on the market

2 units • \$345,000/unit • 1,347 sqft • 6,513 sqft lot • \$556.79/sqft •

Listing ID: 22155677

Built in 1948

S of Florence Ave, W of Maie Ave



Attention Investors: Soaring rents in Los Angeles have made properties like this a cash goldmine. Here is your chance to set yourself up for that dream retirement by investing in this light and lucrative property which has been tastefully remodeled with high-design finishes and details throughout. You start to swoon as soon as you pull onto the tree-lined street in Walnut Park, knowing you're walking distance from schools, Plaza La Alameda, restaurants, transportation (Metro Blue Line), and in close proximity to the 110, 105 & 10 freeway. Also nearby is the Franklin D. Roosevelt Park and Florence Library. Just imagine how happy tenants will be waking up on the weekends and being able to stroll down to the Huntington Park Farmer's Market! There are also convenience and grocery stores within walking distance for those mid-week shopping trips. What makes this gorgeous duplex so special is that there are two separate houses on the property with a shared yard with an Avocado tree. In total, there is 1,347 square feet with 3 garage spots and additional parking available for 6-7 cars. However, the true beauty of this property is the fact that the back unit with two bedrooms, one bath, and a one-car garage, and that unit will be delivered with a paying tenant in place while the front unit is vacant. Wait until you walk through the front unit with custom walnut cabinetry, travertine countertops, new appliances, and a two-car garage because you're going to want to move in - which you could easily do if you're looking to eliminate your own housing payment! Yes, you could live in the front unit while the back tenant covers your mortgage or find a new tenant to move in that will pay the current market max value on rent. Units like this, with these kinds of upgrades, and in a location with so much to offer are very hard to come by in a regular market but especially in one like this which means you won't ever have problems keeping happy, paying tenants in either of these well-maintained units. Either way, this investment property is a no-brainer regardless of where you are in your real estate journey! Book your private tour today and come see for yourself how life-changing this property will be for you and your family.

Facts & Features

- Sold On 09/22/2022
- Original List Price of \$690,000
- 2 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace

Interior

- Rooms: Living Room, Master Bathroom
- Appliances: Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,400
2:	1	2	1		Unfurnished	\$0	\$0	\$2,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6025006030

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22155677

Printed: 09/25/2022 3:00:43 PM

Closed • DuplexList / Sold: **\$792,700/\$766,500** ↓**3 days on the market****4777 Dozier St • East Los Angeles 90022****2 units • \$396,350/unit • 2,140 sqft • 4,676 sqft lot • \$358.18/sqft • Built in 1970****Listing ID: PW22148705****From the 710 Freeway, exit at Cesar Chavez Ave. Take a left at N. Ford Blvd. and a right onto Dozier St. Property will be on your left.**

Fantastic opportunity for Investor or Homeowner! This is your chance to own 2 income producing stand-alone units properties located in a prime unincorporated East Los Angeles neighborhood. The rear home (4777 Dozier St.) is a two story used as a 4 bedroom bath 2 bath with 1,284 square feet of living area,(3 bedrooms/2 baths per public records). The front home (4779 Dozier St.) is a one story 2 bedrooms 1 bath with 856 square feet of living area. The two detached homes are perfect for investors seeking superior cash flow returns, an owner occupant live in one rent the other or a multigenerational living owner occupant. The rear home highlights include a downstairs bedroom/bath with its own exit door and a private covered back yard and storage shed. The front home features include a cozy covered porch, laundry room, a basement for additional storage and a fenced front yard area. Both units will be delivered vacant allowing for maximum rental income upside. The long gated driveway can accommodate up to 4 vehicles. Both homes are equipped with their own gas & water meters. This property is conveniently located near restaurants, schools , medical facilities, freeways (710,60, 5 & 10) and public transportation.

Facts & Features

- Sold On 09/19/2022
- Original List Price of \$792,700
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Central, Wall Furnace
- \$0 (Unknown)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Basement, Kitchen, Living Room, Main Floor Bedroom
- Floor: Carpet, Tile
- Appliances: Gas Range, Water Heater
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Front Yard, Lawn
- Security Features: Carbon Monoxide Detector(s), Window Bars
- Fencing: Block, Wire
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,700

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5235019008

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

List / Sold:

Closed • Duplex**\$1,350,000/\$1,325,000** ↓

26 days on the market

Listing ID: LG22160265

5822 Hedda St • Lakewood 90713**2 units** • **\$675,000/unit** • **3,671 sqft** • **17,577 sqft lot** • **\$360.94/sqft** •**Built in 1947****605 to South St. North on Woodruff. West on Allington. Left on Ibbetson and left onto Hedda.**

Two single family homes on a 17,000+ft² lot, each with its own private access from Hedda and Woodruff. 5822 Hedda St, which has its own fireplace, will be move in ready while the other home provides rental income to help cover the mortgage, producing \$37K per year in rent. With lots of parking and big backyards, there is plenty of space for family gatherings, playing sports in the backyard, or parking a boat. Each home has its own private patio area to enjoy those warm summer evenings. Recently remodeled with vinyl floors, open kitchens, and tiled baths in 2019.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$1,399,000
- 2 Buildings
- Levels: One
- 13 Total parking spaces
- Heating: Central
- \$883,488 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- \$37620 Gross Scheduled Income
- \$28215 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,135	\$3,135	\$3,300
2:	1	3	3	2	Unfurnished	\$0	\$0	\$3,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- MAYF - Mayfair area
- Los Angeles County
- Parcel # 7165018030

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • **Single Family Residence**

List / Sold: **\$675,000/\$660,000** ↓

2547 Cass Pl • **Huntington Park 90255**

28 days on the market

2 units • **\$337,500/unit** • **1,208 sqft** • **4,957 sqft lot** • **\$546.36/sqft** • **Built in 1928**

Listing ID: IG22149986

Cross Streets: Long Beach Blvd & Cass Pl



****Here is your Once in a Lifetime Opportunity to Own this Fantastic Property with 2 homes on One lot. The Front home is approximately 848 sqft of living space and has 2 bedrooms with 1 Bathroom & Kitchen. The Rear home is approximately 360 sqft of living space and has 1 bedroom with 1 bathroom & Kitchen. Each Home has It's own Designated Parking, its own separate entrance, and it's own designated yard area. This Property also has Custom Concrete that can accommodate approximately 7 vehicles. You'll also find a Large 2 Car Garage that has laundry hook-ups and a bathroom with sink and shower. As you walk this property you'll find many upgrades to include, Custom Concrete, Upgraded Planter beds, Fully Fenced Yard, Maintained Landscaping, 1 Large Covered Porch, 1 Large Covered Patio, Upgraded interior flooring for the front house, upgraded baseboards, upgraded recessed lighting, Ceiling fans, & Updated front house kitchen. Front House has upgraded Windows & Upgraded Split ductless AC System. Don't miss this Great opportunity to own this fantastic property with tons of Possibilities.**

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$675,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Ductless
- \$760 (Estimated)
- Laundry: In Garage
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Gas Oven
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01913081
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,400
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,500

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6202028041

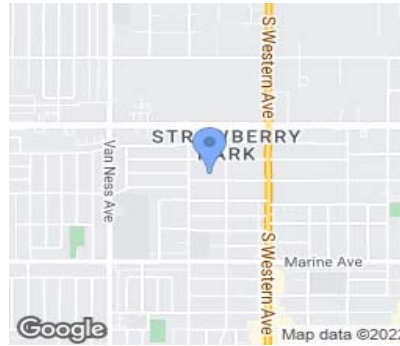
Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed • **Triplex****\$1,200,000/\$1,100,000** ↓**22 days on the market****Listing ID: SB22162459****1921 W 146th St** • Gardena 90249**3 units** • **\$400,000/unit** • **2,160 sqft** • **12,541 sqft lot** • **\$509.26/sqft** • **Built in 1956****Between Van Ness & Western**

HUGE lot, 12,541sf of useable space. Multifamily investment property located in the city of Gardena. This is a great opportunity for developer to build multifamily apartment or condominium on a large lot (buyer is to verify lot size). This is an excellent and rare opportunity for builder, investor or new homeowner to develop now or later. Property consists of 3 two bedroom, 1 bath units with laundry hook ups inside. New flooring and interior paint recently added. Each unit has a 1 car garage + 3 additional spaces. Room to add on, remodel, build additional units or tear down and start over. City says you can build 5 units. Buyer to verify. Existing tenants are on month to month lease and pay all utilities. Rents are low.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$1,200,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- 1 Total carport spaces
- Heating: Wall Furnace
- \$864 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$64800 Gross Scheduled Income
- \$63800 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Vinyl

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01967052
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,400
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,400
3:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,400

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 117 - McCarthy area
- Los Angeles County
- Parcel # 4062007016

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

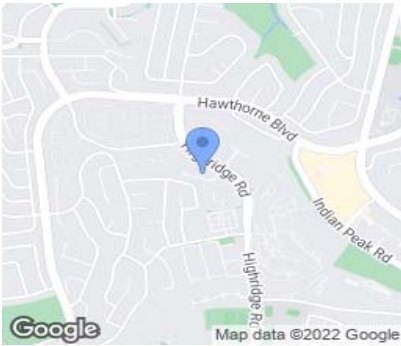
List / Sold:

\$2,200,000/\$2,100,000 ↓

28 days on the market

Listing ID: WS22158976

5951 Peacock Ridge Rd • Rancho Palos Verdes 90275
3 units • \$733,333/unit • 3,670 sqft • 11,258 sqft lot • \$572.21/sqft •
Built in 1967
Rancho Palos Verdes



Rare to find income property units in Rancho Palos Verdes. Beautifully well maintained triplex for investments or owner occupancy. Live in one and rent the others for income. Significant upside potential for the patient investor. Two units facing the street are townhouse style with 2 bedrooms and 2 baths upstairs, and living room, dining room, kitchen, and half bath downstairs. The 3rd unit is in the back facing backyard, single level, with 2 bedrooms 1 bath. Please do not disturb tenants.

Facts & Features

- Sold On 09/20/2022
- Original List Price of \$2,200,000
- 1 Buildings
- 6 Total parking spaces
- \$0 (Public Records)
- Laundry: Inside
- \$90000 Gross Scheduled Income
- \$90000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3			\$2,750		\$4,000
2:	1	2	1			\$2,750		\$4,000
3:	1	2	3			\$2,000		\$4,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 174 - Crest area
- Los Angeles County
- Parcel # 7587007006

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

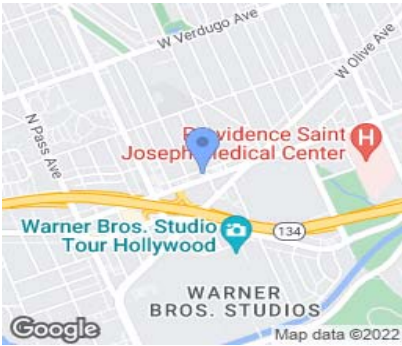
Closed •

List / Sold: **\$999,950/\$1,300,000** ↑

3405 W Alameda Ave • Burbank 91505
3 units • \$333,317/unit • 2,037 sqft • 5,484 sqft lot • \$638.19/sqft •
Built in 1941
East of Hollywood Way

16 days on the market

Listing ID: SR22128286



Triplex, not ADU conversion. Not a flip: Same owner last thirty-six years. Rear unit has two bedrooms and one bathroom, front two units are one bedroom and one bathroom each. All three units have central air, hardwood floors, smooth ceilings, gas stoves, separate power and gas meters, dual-pane vinyl windows, and laundry hookups for washer/dryer. Three individual one-car locking garages on alley are separately rented. All unit photos historical and taken when unit was last vacant.

Facts & Features

- Sold On 09/19/2022
- Original List Price of \$999,950
- 1 Buildings
- 3 Total parking spaces
- \$286 (Estimated)
- Laundry: Individual Room, Inside, Stackable
- \$70224 Gross Scheduled Income
- \$52594 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,630
- Electric: \$175.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01521876
- Gardener:
- Licenses: 0
- Insurance: \$2,000
- Maintenance: \$655
- Workman's Comp: \$0
- Professional Management:
- Water/Sewer: \$1,020
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$19,500	\$21,168	\$0
2:	1	1	1	0	Unfurnished	\$19,560	\$20,914	\$0
3:	1	2	1	0	Unfurnished	\$21,900	\$23,640	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet: 0
- Dishwasher: 1
- Disposal: 3
- Drapes: 0
- Patio: 3
- Ranges: 3
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- 610 - Burbank area
- Los Angeles County
- Parcel # 2483016403

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • TriplexList / Sold: **\$899,900/\$900,000** ↓**11436 Medina Ct • El Monte 91731****103 days on the market****3 units • \$299,967/unit • 2,340 sqft • 7,497 sqft lot • \$384.62/sqft • Built in 1968****Listing ID: TR22104688****North of Ramona/ North of Peck Rd**

Great looking Triplex in one of the best locations in El Monte. All 3 units consist of extra 2 Large bedrooms, indoor laundry hook ups, and garages. All units are separately metered for electricity and gas while the owner pays for trash and water. Front and middle units have a one car garage and a side parking space. The Back unit has a large yard with a 2 car garage. Tenants are month to month. Centrally located and walking distances to schools, shopping centers, transportation and churches. Sold in its as is condition. Seller will not make repairs or termite clearance.

Facts & Features

- Sold On 09/20/2022
- Original List Price of \$989,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Appliances: Water Heater
- Floor: Carpet, Tile

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street, Lot 6500-9999, Level, Walkstreet
- Sewer: Public Sewer
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,250
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,100
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,250

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 619 - El Monte area
- Los Angeles County
- Parcel # 8568024021

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

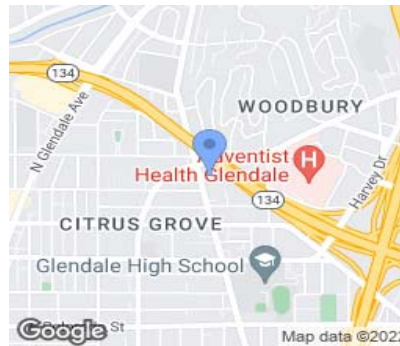
List / Sold:

Closed**\$1,249,000/\$1,250,000** ↑

6 days on the market

Listing ID: SR22169812

1411 E California Ave • Glendale 91206
3 units • \$416,333/unit • 1,848 sqft • 8,351 sqft lot • \$676.41/sqft •
Built in 1940
Verdugo Rd. to California Ave



Incredible opportunity for buyers and investors to own well maintained triplex in one of the best Glendale's neighborhoods. Beautifully upgraded front and back interior units including, wood floor, kitchen counter tops, bedroom closets, bathrooms with marble floor and 2 doctless A/C units. Water is paid by owner. All other utilities paid by tenants. Each unit has one bedroom, one bath and approximately 600 sq ft each. There are 3 one car garages with additional 3 spaces. Added separate coin operated laundry room. Close to the shops and market and restaurants. Near the 2 and 134 freeways and to downtown LA.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$307 (Estimated)
- Laundry: Common Area
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01841020
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$175
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5645002048

Michael Lembeck

State License #: 01019397
 Cell Phone: 714-742-3700

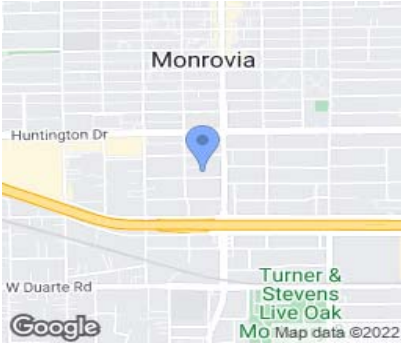
Re/Max Property Connection

State License #: 01891031
 26371 Crown Valley Pkwy, #180
 Mission Viejo, 92691

Closed • Triplex

127 W Cherry Ave • Monrovia 91016
3 units • \$450,000/unit • 3,404 sqft • 9,026 sqft lot • \$381.90/sqft •
Built in 1947

Take Myrtle Ave exit north off the 210 and make a left onto W Cherry Ave



List / Sold:
\$1,350,000/\$1,300,000 ↓
63 days on the market
Listing ID: P1-10123

1940's triplex in an amazing location just north of the 210. The multi-unit is within walking distance to all the shops, cafes, and restaurants in Old Town Monrovia and on Huntington. The front unit is a spacious 2 bed, 1.5 bath with living room, kitchen, and 2 private parking spaces in the back. The remaining 2 units are in the building behind with one above the other. Each is a spacious 3 bed, 2 bath unit with living room, kitchen, built-in laundry and 2 car garage parking. The unit above has a vast patio that extends the length above the 4 car garage. Current rents are far below market value so there is HUGE upside potential. DO NOT WALK ON PROPERTY OR TALK TO TENANTS.

Facts & Features

- Sold On 09/22/2022
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$79200 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01982096
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$115
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2	0	Unfurnished	\$1,296	\$1,296	\$2,000
2:		3	2	2	Unfurnished	\$1,790	\$1,790	\$2,500
3:		3	2		Unfurnished	\$2,166	\$2,116	\$2,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8508010054

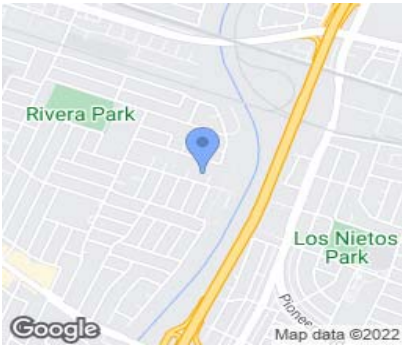
Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Closed •

9861 La Docena Ln • Pico Rivera 90660
3 units • \$383,333/unit • 3,829 sqft • 19,885 sqft lot • \$305.56/sqft •
Built in 1948
West of 605 Freeway

List / Sold:
\$1,150,000/\$1,170,000 ↑
10 days on the market
Listing ID: PW22185926



3 SEPARATE HOMES ON A MASSIVE LOT OF ALMOST 20,000 SQ. FEET. LOTS OF ROOM TO ADD AN ADU? SEPARATELY METERED FOR GAS AND ELECTRIC.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$1,100,000
- 4 Buildings
- 7 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- \$71700 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01842948
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,350	\$2,350	\$3,000
2:	1	3	1	0	Unfurnished	\$1,800	\$1,800	\$2,300
3:	1	2	1	0	Unfurnished	\$1,825	\$1,825	\$2,300

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6384026015

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold:

\$2,399,000/\$2,300,000 ↓

60 days on the market

Listing ID: 22167233

5821 DAVID Ave • Los Angeles 90034
3 units • \$799,667/unit • 4,056 sqft • 5,002 sqft lot • \$567.06/sqft •
Built in 2016

North of Washington Blvd, South of the 10, West of Fairfax, East of La Cienega.



DRIVE BY ONLY. PLEASE DO NOT DISTURB OCCUPANTS. No Rent Control at this newer Construction, modern triplex located just a stone's throw away from the Culver City Arts District. All three units are townhome style, tri-level residences with attached garages and two parking spaces per unit. The property is perfectly set up for young professionals working at the nearby offices of Apple, Amazon, and HBO due its central location and because each unit features an open floor plan, modern finishes, and an equal number of bedrooms and bathrooms. Each unit also features stainless steel appliances, laminate floors throughout, quartz countertops, central air and heat, LED recessed lighting throughout, and washers and dryers in each unit. With these newer systems and finishes, plus drought tolerant landscaping, this is a low maintenance property with long term appreciation upside. This property is a great bet for rising rents due the high level industries moving in nearby, and the amount of new development transforming the area!

Facts & Features

- Sold On 09/22/2022
- Original List Price of \$2,499,000
- 2 Buildings
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included
- Cap Rate: 4.9
- \$117443 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$25,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$3,429	\$3,429	\$3,429
2:	1	3	3		Unfurnished	\$3,404	\$3,404	\$3,404
3:	1	4	4		Unfurnished	\$5,098	\$5,098	\$5,098
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5065021013

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22167233

Printed: 09/25/2022 3:00:44 PM

Closed •

List / Sold: **\$849,900/\$849,900** ↑

845 W Colden Ave • Los Angeles 90044
3 units • **\$283,300/unit** • **3 sqft** • **8,821 sqft lot** • **No \$/Sqft data** •
Built in 1940
East of Vermont, North of Century

106 days on the market
Listing ID: DW22068022



2 UNITS VACANT!!!!!! INVESTMENT HOMEOWNER DREAM!!1 GREAT OPPORTUNITY FOR A OWNER OCCUPIED,3 UNITS IN THE CITY OF LOS ANGELES, PERFECT FOR A HOME OWNER OCCUPIED , FRONT UNITS HAS 2 GOOD SIZE BEDROOMS 1 BATHROOM AND LARGE KITCHEN AND LAUNDRY AREA, AND A 2 UNITS WITH 1 GOOD SIZE BEDROOM 1 BATH EACH. DOUBLE CAR GARAGE WITH A LONG WIDE DRIVEWAY, 10 MINUTES AWAY FROM SOFI STADIUM, THE KIA FORUM, 15 MINUTES FROM LAX AIRPORT, 20 MINUTES DOWNTOWN LA. 5 MINUTES AWAY FROM FREEWAYS 110,105,91,405. DON'T MISS THIS GREAT OPPORTUNITY TO OWN. 2 UNITS WILL BE VACANT AT CLOSE OF ESCROW.

Facts & Features

- Sold On 09/22/2022
- Original List Price of \$799,000
- 3 Buildings
- 2 Total parking spaces
- \$624 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$2224 Gross Scheduled Income
- \$1929 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,170
- Electric: \$920.00
- Gas:
- Furniture Replacement:
- Trash: \$1,320
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,850
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,750	\$2,750	\$2,750
2:	2	1	1		Unfurnished	\$0	\$0	\$1,800
3:	3	1	1			\$1,750	\$1,750	\$1,750

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6039017072

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$720,000/\$700,000** ↓

523 W 88th St • Los Angeles 90044

28 days on the market

3 units • \$240,000/unit • 1,648 sqft • 5,397 sqft lot • \$424.76/sqft • Built in 1926

Listing ID: 22180063

88th Street cross street Figueroa



Great owner-user or investment opportunity located in the Vermont Vista neighborhood. The property consists of two 2 Bed/1 Bath units and one 1 Bed/1 Bath, ample parking and garage spaces, drought resistant landscaping, and an on-site laundry room. Spanning a 5,397 square foot lot, the 2 Bedroom units are in a duplex at the front of the property, while the 1 Bedroom unit is detached. The units are in great condition with updated floors in two units, AC, and fresh paint throughout. A great opportunity to own in a central and convenient location in Los Angeles.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$769,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Washer Included, Dryer Included, Inside
- \$34726 Net Operating Income

Interior

- Floor: Wood, Laminate
- Appliances: Disposal, Refrigerator

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$18,698
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,300	\$1,300	\$2,750
2:	2	2	1		Unfurnished	\$1,357	\$1,357	\$2,750
3:	3	1	1		Unfurnished	\$1,765	\$1,765	\$1,765
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6038009021

Michael Lembeck

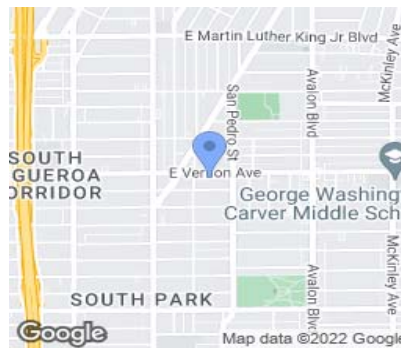
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22180063

Printed: 09/25/2022 3:00:44 PM

Closed •List / Sold: **\$850,000/\$745,000** ↓**220 E Vernon Ave • Los Angeles 90011****3 units • \$283,333/unit • 1,840 sqft • 5,131 sqft lot • \$404.89/sqft • Built in 1902****East of Wall, North of 45th pl.****1 days on the market****Listing ID: 22189769****Facts & Features**

- Sold On 09/20/2022
- Original List Price of \$850,000
- 1 Buildings
- Heating: Wall Furnace
- \$84800 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$4,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02098059
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,800	\$0	\$2,800
2:	2	2	1		Unfurnished	\$2,800	\$0	\$2,800
3:	3	1	1		Unfurnished	\$1,800	\$0	\$1,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5109011006

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

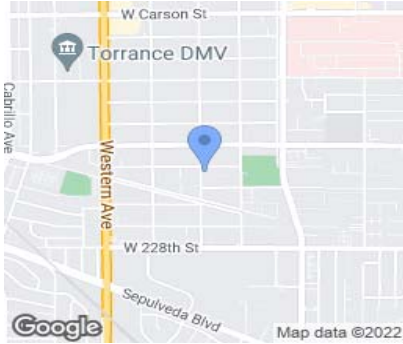
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • **Quadruplex**

1460 W 224th St • Torrance 90501

4 units • \$424,500/unit • 4,928 sqft • 5,934 sqft lot • \$335.84/sqft • Built in 1965

Denker and 224th Street



List / Sold:
\$1,698,000/\$1,655,000 ↓

9 days on the market

Listing ID: PW22130013

This is a great opportunity to own a excellent income producing beautiful well maintained 4-plex. The building consists of (1) 4BD/3BA, (2) 2BD/1.5BA, and (1) 2BD/1BA. All in excellent condition. There are 4 garages with automatic door opener, one for each unit. Also each unit has its own laundry hookups inside. Washer and dryer in 2 units are included. 4,928 Square Feet of spacious Living Space. This building has a private courtyard and large front area. The property had a regular preventive maintenance. The expenses are based on the current bill. There is no guarantee for the future increase. Tenants pay their own gas, electric and trash. Please do not disturb the tenants.

Facts & Features

- Sold On 09/19/2022
- Original List Price of \$1,698,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central, Forced Air
- \$0 (Assessor)
- Laundry: Inside
- Cap Rate: 4.22
- \$99000 Gross Scheduled Income
- \$71749 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Floor: Tile
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Brick
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,251
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,811
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	1	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	2	2	1	Unfurnished	\$2,250	\$2,250	\$2,250
3:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$2,250
4:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,250

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7347005001

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

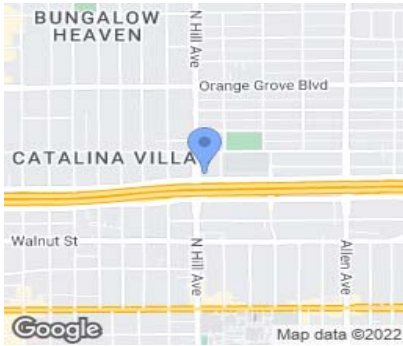
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

410 N Hill Ave • Pasadena 91106

4 units • \$399,500/unit • 4,560 sqft • 8,068 sqft lot • \$328.95/sqft • Built in 1926

Just north of 210 frwySouth of Villa st.



List / Sold:
\$1,598,000/\$1,500,000 ↓

2 days on the market

Listing ID: P1-10520

Character 4 -plex spanish influence. large living rm with Faux fire place decorative only. original Hardwood floors, Coved ceilings, large closet storage. good window coverage, some dual payne windows upper units only. Formal dinning rm original french doors, coved ceiling detail, Beautiful HW floors through, coat closet. some of the doors & mouldings maintain beautiful original exposed wood grain finishes. Kitchen in this unit features granite tops, 2- window over stainless sink, large tile floor, small breakfast area. Good size 1- bedroom units with closet storage HW floors, 2 viewing windows. Each unit has service porch laundry area. Each unit has 2- entrances. Each unit has own water heater some newer. 4- Gas 4- elect meters. Tenants pay their own trash, gas, electric. 4- One car garages in rear + a 14x17 storage rm attached to garage. may convert to 5 garage or a use of buyers choice. 4- tenant parking spots on concrete in front of garages, Note appraiser drawing attached shows upper units at 1163 sq feet ea. lower units at 1121 sqft ea. The adjacent building split the living room to make a 2 bdrm unit. it currently rents for \$ 3000 p/m. rehabed condition. check with city. First time offered in over 50 years. Trust sale sold in disclosed As- Is Condition. unit pictured is upper unit. Long term tenants range from 16 - 30 years. under market rents. tremendous upside potential for experienced investor to remodel & update. This is a great building, their hard to find with this sq footage, and garages. will make someone a good investment.

Facts & Features

- Sold On 09/23/2022
- Original List Price of \$1,698,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- Cap Rate: 3.67
- \$70800 Gross Scheduled Income
- \$62242 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Laundry
- Floor: Tile, Wood
- Appliances: None
- Other Interior Features: 2 Staircases, Storage

Exterior

- Lot Features: Sprinklers None
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$7,142
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01836555
- Gardener:
- Licenses:
- Insurance: \$3,842
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	1	Unfurnished	\$1,500	\$1,500	\$0
2:			1	1		\$1,300		
3:			1	1		\$1,500		
4:			1	1		\$1,600		
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Trust sale

- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5749019013

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: P1-10520

Printed: 09/25/2022 3:00:44 PM

10 East exit Garey Ave Right, left Alvarado Right Bradford, left San Francisco



Perfect location, friendly, quiet neighborhood assuring long term tenancy, well kept and well maintained property by the owner and the tenants. Property has 4 units, three units has 1 bedroom and one unit is a studio. All units have their own washer and dryer own by the seller, four garages, tenants are on month to month lease agreement, tenants pay for their utilities except water. The best part of this deal the seller will carry the remaining loan balance with 20 % down payment for 3.75% interest rate for 15 years.

Facts & Features

- Sold On 09/19/2022
 - Original List Price of \$750,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$0 (Assessor)
- Laundry: Dryer Included, Washer Included
 - \$4750 Gross Scheduled Income
 - \$4415 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Appliances: Gas Range, Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$431
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$96
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$210
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1		\$1,250		\$1,375
2:	1		1	1		\$1,000		\$1,100
3:	1	1	1			\$1,250		\$1,375
4:	1	1	1			\$1,250		\$1,375

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Trust sale
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8336004009

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • QuadruplexList / Sold: **\$800,000/\$800,000** ↓**45 days on the market****8851 Orchard Ave • Los Angeles 90044****4 units • \$200,000/unit • 3,439 sqft • 6,350 sqft lot • \$232.63/sqft • Built in 1961****Listing ID: SR22131170****South of Manchester and East of Vermont**

Attention all investors, here is a great opportunity to purchase a 4 Unit Building in South Los Angeles Neighborhood. This is a spacious low maintenance building with a total of 3,439 square feet spread evenly between 4 Units. There are three 1 Bedroom/1 Bathroom units on first floor and there is a e 2 Bedroom /1 Bathroom unit with patio and city view on 2nd floor. This is a well kept building with 4 single covered carports in the rear. Located on a quite street close to LAX Airport, SoFi Stadium, with quick access to 110 & 105 Freeways.

Facts & Features

- Sold On 09/20/2022
- Original List Price of \$849,900
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$536 (Estimated)
- Cap Rate: 8.84
- \$81600 Gross Scheduled Income
- \$77347 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,253
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$564
- Cable TV: 00683217
- Gardener:
- Licenses:
- Insurance: \$1,464
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$786
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,186	\$1,186	\$1,750
2:	1	1	1	0	Unfurnished	\$1,395	\$1,395	\$1,750
3:	1	1	1	0	Unfurnished	\$1,440	\$1,500	\$1,750
4:	1	2	1	0	Unfurnished	\$1,251	\$1,251	\$2,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6038018028

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

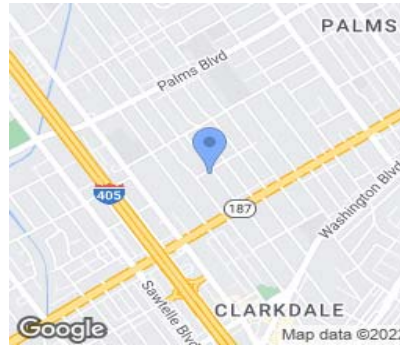
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed**\$2,350,000/\$2,235,000** ↓

25 days on the market

Listing ID: SB22152905

3705 Military Ave • Los Angeles 90034**4 units • \$587,500/unit • 4,330 sqft • 4,873 sqft lot • \$516.17/sqft • Built in 1964****Major Cross Streets are Venice Blvd and Sepulveda Blvd**

Original Owner- 1st time on the market since built! Oversized four-plex in one of the best pockets of Los Angeles. 3705 Military Ave is in an A+ location of Palms on a quiet residential street. This area not only demands high rents, but has a 83 WalkScore being located a few blocks from Trader Joes, public parks and public transportation; Just minutes from LA's tech hub with Culver Studios, Culver Steps, Apple and Sony Studios. The property consists of (3) 3Bed/2Bathroom and (1) 1Bed/1Bath units, each with patios. All units are in great condition and located conveniently near the 405 and 10 freeways. Beneficial to the new owner, the soft story retrofit work has been completed. Great local schools include Windward School, Charnock Road Elementary, Palms Middle School and Clover Avenue Elementary School.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$2,350,000
- 1 Buildings
- 0 Total parking spaces
- \$478 (Estimated)
- Cap Rate: 3.52
- \$124740 Gross Scheduled Income
- \$82831 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,167
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,000	\$3,000	\$3,500
2:	1	3	2		Unfurnished	\$3,000	\$3,000	\$3,500
3:	1	3	2		Unfurnished	\$2,500	\$2,500	\$4,200
4:	1	1	1		Unfurnished	\$1,895	\$1,895	\$2,200

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

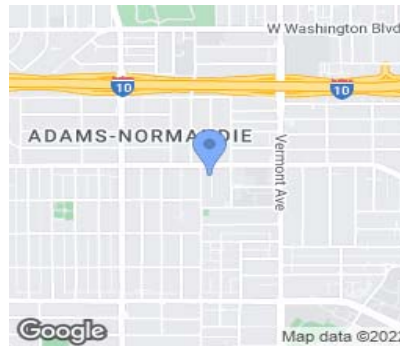
- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252013001

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •List / Sold: **\$950,000/\$875,000 ↓****2615 JULIET St • Los Angeles 90007****84 days on the market****4 units • \$237,500/unit • 3,360 sqft • 2,897 sqft lot • \$260.42/sqft •**
Built in 1914**Listing ID: 22148911****OFF OF ADAMS**

EXCELLENT OPPORTUNITY TO INVEST NEAR USC. SO MUCH POTENTIAL FOR THIS CENTRALLY LOCATED CRAFTSMAN QUADRUPLEX... MOMENTS AWAY FROM USC AND READY TO BE RENTED FOR STUDENT HOUSING. THIS QUADRUPLEX CONSISTS OF 1 BEDROOM, 1 BATH EACH THAT CAN BE USED AS A 2 BED UNIT. THIS BUILDING WILL BE DELIVERED WITH 1 VACANT UNIT THAT HAS BEEN UPDATED INSIDE.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$950,000
- 1 Buildings

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$0
2:	2	1	1		Unfurnished	\$1,268	\$1,268	\$2,200
3:	3	1	1		Unfurnished	\$1,323	\$1,323	\$2,200
4:	4	1	1		Unfurnished	\$1,200	\$1,200	\$2,200

5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5054030018

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

1749 West Blvd • Los Angeles 90019
4 units • \$318,750/unit • 3,236 sqft • 7,000 sqft lot • \$378.55/sqft •
Built in 1939
1749 W. Blvd, Los Angeles, CA 90019

List / Sold:
\$1,275,000/\$1,225,000 ↓
59 days on the market
Listing ID: 22182041



Facts & Features

- Sold On 09/19/2022
- Original List Price of \$1,275,000
- 1 Buildings
- \$37982 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$29,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,484	\$5,937	\$7,980
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5071021035

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed •**\$2,900,000/\$2,700,000** ↓**8 days on the market****Listing ID: DW22158173****1870 20th St • Los Angeles 90007****4 units • \$725,000/unit • 8,836 sqft • 6,694 sqft lot • \$305.57/sqft • Built in 2022****Normandie North, East on 20thSt.**

LAJOMA PROPERTIES IS PROUD TO BRING YOU THIS BEAUTIFUL NEW CONSTRUCTION LUXURIOUS CONTEMPORARY QUADUPLEX, THIS IS A TRI-LEVEL SIDE BY SIDE UNITS, ALL UNITS HAVE ONE OF LA'S BEST FLOOR PLAN LAYOUT, MASSIVE TOWNHOME STYLE UNITS WITH ALL EN-SUITE BATHROOMS AND BALCONIES IN MOST BEDROOMS, MASTER BEDROOMS IN ALL UNITS, AMPLE WINDOWS, WALK-IN CLOSETS, WALK-IN PANTRIES, CUSTOM WINDOW BLINDS, STAINLESS STEEL APPLIANCES, TWO-TONE INTERIOR PAINT, LOW VOLTAGE LED LIGHTING FOR ENERGY SAVINGS, LAUNDRY ROOMS IN ALL UNITS, TANKLESS WATER HEATERS FOR INSTANT HOT WATER THROUGHOUT EACH UNIT, PLENTY OF PARKING WITH DECORATIVE PAVERS, ALL UNITS COME ATTACHED GARAGES, AUTOAMTIC GATE OPENER, THIS IS A VERY GOOD LOOKING BUILDING, VERY EASY TO RENT, ALL UNITS ARE INDIVIDUAL METERED, EV CONNECTIONS AVAILABLE UPON REQUEST ON ALL GARAGES, OVER ALL THIS IS A SELF SUSTAINBLE PROPERTY WITH VERY LOW COST MAINTANCE, LOW DROUTH TOLERANT LANDSCAPING, SOLAR PANLES INCLUDED, VERY EASY BUILDING TO RENT, CENTRALLY LOCATED TO DTLA, K-TOWN & WESTISIDE, THIS IS A NO RENT CONTROL BUIDLNG.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$2,900,000
- 2 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Cooling: Central Air, High Efficiency
- Heating: Central
- \$0 (Assessor)
- Laundry: Common Area, Gas & Electric Dryer Hookup
- \$187200 Gross Scheduled Income
- \$148910 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Walk-In Closet, Walk-In Pantry
- Floor: Laminate
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Instant Hot Water, Microwave, Refrigerator
- Other Interior Features: Open Floorplan, Pantry, Tandem

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Block, Electric, New Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,290
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 90
- Insurance: \$1,890
- Maintenance: \$500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	16	0	4	Unfurnished	\$0	\$0	\$15,200

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- KREA - Koreatown area
- Los Angeles County

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: DW22158173

Printed: 09/25/2022 3:00:44 PM

Closed •

9647 Harvard St • Bellflower 90706
4 units • \$399,500/unit • 2,978 sqft • 10,505 sqft lot • \$536.60/sqft •
Built in 1955
S. of Alondra Blvd., W. of Bellflower Blvd.

31 days on the market
Listing ID: CV22094716



True value opportunity and buyer worry free of this almost like new construction property. Offering this 4 detached apartment units, each has two good size bedrooms and one full bath, living room, kitchen, and dinning area. All units are completely renovated inside out, all new roof, plumbing, wiring, electrical system, heating, kitchen counter, cabinet, bath, fixture, flooring, all energy saving windows, interior and exterior paint, garage doors and openers.....etc. All meets city building code, requirement and compliance, all has permits. 4 detached garages, coined laundry room, fresh green yards in a superb location close to downtown Bellflower, home to many restaurants, shops, and entertainment. Excellent access to 605 & 91 freeway.

Facts & Features

- Sold On 09/22/2022
 - Original List Price of \$1,598,000
 - 6 Buildings
 - 5 Total parking spaces
 - \$0 (Public Records)
- Laundry: Community, Dryer Included
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	8	4	5	Unfurnished	\$0	\$0	\$0
# Of Units With:								
• Separate Electric: 4 • Gas Meters: 4 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
- RG - Bellflower North of 91 Frwy, S of Alondra area
 - Los Angeles County
 - Parcel # 7106014017

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •List / Sold: **\$900,000/\$810,000 ↓****1011 Island Ave • Wilmington 90744****6 units • \$150,000/unit • 3,236 sqft • 7,113 sqft lot • \$250.31/sqft • Built in 1929****right on W Opp st.****4 days on the market****Listing ID: SW22179399**

NICE INVESTMENT TO ADD TO YOUR PORTFOLIO!! Twin Duplexes have 1 bed and 1 bath with two studios in the back. The two studios sit on top of 5 garage spaces. With parking in the front as well as the back. Easy access with a driveway in between the twin duplexes. Close to parks, shops, transportation, and Banning Museum. Drive by only, please do not disturb tenants.

Facts & Features

- Sold On 09/22/2022
- Original List Price of \$900,000
- 3 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Owner)
- \$50280 Gross Scheduled Income
- \$44616 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior**Exterior**

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,664
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,464
- Cable TV: 01885684
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$772	\$772	\$1,700
2:	1	1	1	0	Unfurnished	\$750	\$750	\$1,700
3:	1	0	1	0	Unfurnished	\$566	\$566	\$1,500
4:	1	1	1	0	Unfurnished	\$800	\$800	\$1,700
5:	1	1	1	0	Unfurnished	\$772	\$772	\$1,700
6:	1	0	1	0	Unfurnished	\$530	\$530	\$1,500

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 6
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7420025003

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

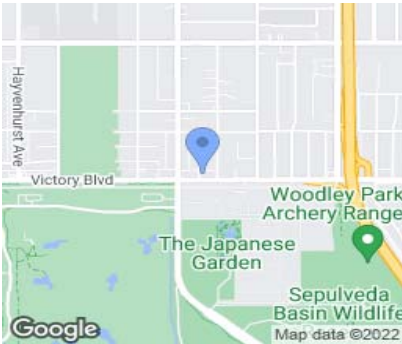
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

16021 VICTORY Blvd • Van Nuys 91406
6 units • \$275,000/unit • 4,812 sqft • 5,912 sqft lot • \$334.58/sqft •
Built in 1954
West of the 405 freeway, between Woodley and Haskell Ave

List / Sold:
\$1,650,000/\$1,610,000 ↓
120 days on the market
Listing ID: 22144025



PRICE ADJUSTMENT TO \$1,650,000! Unique opportunity to own 6 units with potential residential financing in Lake Balboa in Van Nuys west of the 405. This property has four units (two 2BR/1BA and two 1BR/1BA units) plus a newly completed 2BR/1BA ADU and Studio Junior ADU. ADU's are all new construction and include central air, washer/dryer, and stainless appliances. Original fourplex has potential for 50% increase in income at market rates. 2BRs in the fourplex have an extra bonus room, which could be converted to a 3rd bedroom for additional income. In a prime location, this property is close to the Woodley Lakes Golf Course, Van Nuys Golf Course, Sepulveda Basin, The Japanese Garden, and Balboa Lake. Easy access to the 405 and 101 freeway. Current GRM is 16.36 with a cap of 4.87% with an unheard of full market GRM of 10.7 and 7.4% cap. Because the property is still listed as a four-plex, buyers should check with lenders and potentially be able to get 1-4 unit residential financing. This is a unique opportunity to own 6 units at residential financing rate and terms, with long term potential at market rates. Priced at \$275K/unit, this will sell quickly, so bring your offers!

Facts & Features

- Sold On 09/23/2022
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Laundry: Washer Included, Dryer Included, In Kitchen
- Cap Rate: 4.87
- \$80362 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

- Lot Features: Front Yard
- Security Features: Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$20,474
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$979
- Maintenance: \$3,925
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,602
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,260	\$1,260	\$2,400
2:	1	1	1		Unfurnished	\$961	\$961	\$1,800
3:	1	2	1		Unfurnished	\$1,200	\$1,200	\$2,400
4:	1	1	1		Unfurnished	\$832	\$832	\$1,800
5:	1	2	1		Unfurnished	\$2,400	\$2,400	\$2,400
6:	1	0	1		Unfurnished	\$1,600	\$1,600	\$1,600
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- LKBL - Lake Balboa area
- Los Angeles County

- Parcel # 2233023017

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22144025

Printed: 09/25/2022 3:00:44 PM

Closed • **Commercial/Residential**

592 N Wilson Ave • Pasadena 91106
7 units • \$378,571/unit • 6,101 sqft • 8,766 sqft lot • \$413.87/sqft •
Built in 1965
Right onto E Villa St

List / Sold:
\$2,650,000/\$2,525,000 ↓
4 days on the market
Listing ID: WS22185527



First Time on the Market - 7 Units in a prime location, this building Can be Purchased with Adjacent Duplex at 600 N. Wilson. True Value-Add Investment, All 2/1 Bath Spacious Units, All Units Have a Balcony or a Patio. Potential to Build One ADU, Lots Size 8,766 SF.

Facts & Features

- Sold On 09/22/2022
- Original List Price of \$2,650,000
- 1 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: See Remarks
- \$151032 Gross Scheduled Income
- \$134782 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 7 water meters available

Interior

- Rooms: Kitchen, Living Room
- Other Interior Features: Balcony

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1	6	Unfurnished	\$10,161	\$10,161	\$13,800
2:	1	2	2	1	Unfurnished	\$2,400	\$2,400	\$2,400

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 7
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5732009037

Michael Lembeck

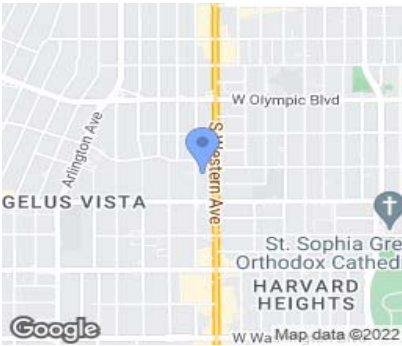
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

1220 S Manhattan Pl • Los Angeles 90019
8 units • **\$234,375/unit** • **5,166 sqft** • **8,442 sqft lot** • **\$348.43/sqft** •
Built in 1958
S. Manhattan Place one block north of Pico Blvd.



List / Sold:
\$1,875,000/\$1,800,000 ↓
8 days on the market
Listing ID: 22181815

1220 S. Manhattan Place is an 8-unit walk-up apartment building on a palm tree-lined street in Country Club Park. The building is comprised of six (6) 1-bdrm + 1bath units and two (2) 2bdrm + 1 bath units, on a 8,422 sq ft lot. The property boasts a walkscore of 91 (a walker's paradise) and offers tenants easy access to freeways and major employment hubs. The property is minutes away from DTLA, Jefferson Park and West Adams. This is a great opportunity for investors looking for solid returns in an up-and-coming area. Value-add opportunity, rents are approximately 38% below market compared to renovated units in the area. 2 1B+1BA units will be delivered vacant. - 2 units delivered vacant, - No seismic retrofit required, - 9 parking spaces on-site. Cap rate and GRM assumes both vacant units leased at market rents. Call for an offering memorandum.

Facts & Features

- Sold On 09/19/2022
- Original List Price of \$1,875,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 4.73
- \$88597 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$53,895
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1		Unfurnished	\$1,344	\$8,067	\$11,370
2:	2	2	1		Unfurnished	\$1,691	\$3,383	\$4,390
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5080005003

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22181815

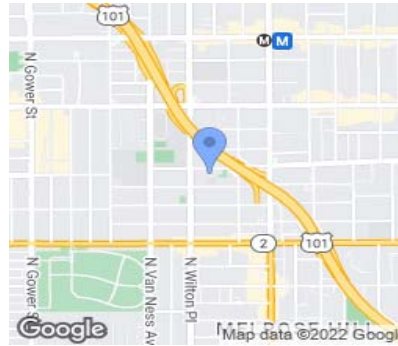
Printed: 09/25/2022 3:00:44 PM

List / Sold:

\$2,700,000/\$2,480,000 ↓

38 days on the market

Listing ID: 22177761

Closed •**5646 Fountain Ave** • Los Angeles 90028**8 units** • **\$337,500/unit** • **5,864 sqft** • **6,884 sqft lot** • **\$422.92/sqft** •
Built in 1958**Near the corner of Fountain Avenue and Wilton Place**

Great Unit Mix of One- and Two-Bedroom Units in High Demand Rental Area. Four (4) Units Delivered Vacant. One (1) Unit Demo to Stud / Ready for Remodeling. Sold "As Is" Condition

Facts & Features

- Sold On 09/20/2022
- Original List Price of \$2,900,000
- 1 Buildings
- Heating: Central, Floor Furnace
- Cap Rate: 4.35
- \$126210 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator, Vented Exhaust Fan

Exterior**Annual Expenses**

- Total Operating Expense: \$62,481
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01046440
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,551	\$6,202	\$2,300
2:	4	2	1		Unfurnished	\$2,501	\$10,006	\$2,500

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5536002018

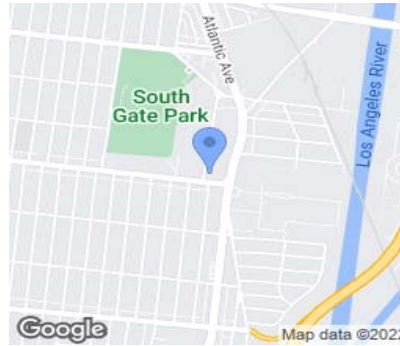
Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed •**\$3,300,000/\$2,950,000** ↓**84 days on the market****Listing ID: PW22106452****9832 Pinehurst Ave • South Gate 90280****12 units • \$275,000/unit • 10,508 sqft • 14,263 sqft lot • \$280.74/sqft • Built in 1963****W on Tweedy Blvd, turn right on Pinehurst, property on the right**

We are pleased to present a 12-unit apartment building located at 9832 -9836 Pinehurst Avenue in South Gate, California. Built in 1963, the subject property consists of 10,508 rentable square feet spread throughout a 14,263 square foot lot with an income-generating laundry room. The unit-mix includes two 3-bedroom/2-bathroom, one 2-bedroom/1-bathroom, one 2-bedroom/2-bathroom and eight 1-bedroom / 1-bathroom units. Owners enjoy the high demand for rentals in the mid-cities of Southern California. Tenants can appreciate living across from South Gate Park, offering many outdoor and indoor recreation activities including tennis, soccer, baseball, a skate park and batting cages. One of the most known soccer centers in all of Southern California, Goals Soccer, is also located at this park. Situated approximately 7 miles southeast of downtown Los Angeles, South Gate is the 17th largest city in Los Angeles County, comprising 7.4 square miles. Strategically located near major highways, including Interstate 710 (Long Beach Freeway), Interstate 5 (Santa Ana Freeway) and Interstate 105 (Glen Anderson Freeway). South Gate is known as the "Azalea City" when it adopted the flowers as its symbol in 1965 and has a population of 94,642 as of 2019.

Facts & Features

- Sold On 09/21/2022
- Original List Price of \$3,300,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- 16 Total carport spaces
- \$2,632 (Estimated)
- Laundry: Individual Room
- \$156264 Gross Scheduled Income
- \$80169 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$73,195
- Electric: \$1,800.00
- Gas: \$1,800
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01525571
- Gardener:
- Licenses:
- Insurance: \$3,678
- Maintenance:
- Workman's Comp:
- Professional Management: 7667
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	1	Unfurnished	\$984	\$7,872	\$1,495
2:	1	2	1	2	Unfurnished	\$1,000	\$1,000	\$1,895
3:	1	2	2	2	Unfurnished	\$1,200	\$1,200	\$1,995
4:	2	3	2	3	Unfurnished	\$1,475	\$2,950	\$2,395

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6222027021

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW22106452

Printed: 09/25/2022 3:00:45 PM

List / Sold:

Closed •**\$10,995,000/\$12,800,000** ↑

13 days on the market

2501 Beverley Ave • Santa Monica 90405**28 units** • **\$392,679/unit** • **28,842 sqft** • **23,962 sqft lot** • **\$443.80/sqft** •**Built in 1960****Listing ID: SR22147750****Couple minutes south of the 10, one block west of Lincoln**

DRIVE BY ONLY PLEASE. This attractive 28-unit apartment complex is located in a fabulous Santa Monica neighborhood, walking distance from the beach with ocean views from some units! Featuring 40%+ rental upside, the well-maintained property comprises a great unit mix of one- and two-bedrooms. It spans 28,842 square feet of rentable space, set on a 23,962 square foot lot. Built in 1960, Tiki Apartments also presents a tremendous reposition opportunity. * Superb Santa Monica Location * Excellent 40%+ Rental Upside * Coveted Neighborhood * Huge Reposition Opportunity

Facts & Features

- Sold On 09/20/2022
- Original List Price of \$10,995,000
- 1 Buildings
- Levels: Three Or More
- 0 Total parking spaces
- \$131,940 (Assessor)
- Laundry: Common Area
- Cap Rate: 3.28
- \$689447 Gross Scheduled Income
- \$360884 Net Operating Income
- 29 electric meters available
- 29 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sloped Down, Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$307,880
- Electric: \$10,000.00
- Gas: \$5,000
- Furniture Replacement:
- Trash: \$5,000
- Cable TV:
- Gardener:
- Licenses: 6143
- Insurance: \$14,000
- Maintenance: \$43,263
- Workman's Comp:
- Professional Management: 27578
- Water/Sewer: \$30,769
- Other Expense: \$20,160
- Other Expense Description: On-Site

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	1	1	0	Unfurnished	\$18,866	\$18,866	\$28,200
2:	16	2	2	0	Unfurnished	\$38,440	\$38,440	\$52,000

Of Units With:

- Separate Electric: 29
- Gas Meters: 29
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4287003005

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed**\$12,395,000/\$13,000,000** ↑**13 days on the market**

1809 1833 7th St • Santa Monica 90405
40 units • \$309,875/unit • 30,488 sqft • 29,991 sqft lot • \$426.40/sqft •
Built in 1956

Listing ID: SR22147780**Couple minutes south of the 10, one block west of Lincoln**

This charming portfolio of properties with 50%+ upside offers four apartment complexes on the same block in prime Santa Monica, just a 15-minute walk from the beach! Totaling 40 units, the properties offer an excellent unit mix of one- and two-bedrooms. In all, the portfolio features 30,488 square feet of rentable space, set on a combined 29,991 square foot lot. Built from 1956 to 1958, this portfolio also presents a tremendous reposition opportunity. * Prime Santa Monica Location * 50%+ Upside in Rents * Excellent Unit Mix * Terrific Reposition Opportunity

Facts & Features

- Sold On 09/20/2022
- Original List Price of \$12,395,000
- 4 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1 (Assessor)
- Laundry: Common Area
- Cap Rate: 3.47
- \$804272 Gross Scheduled Income
- \$430231 Net Operating Income
- 44 electric meters available
- 44 gas meters available
- 4 water meters available

Interior**Exterior**

- Lot Features: Landscaped, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$349,913
- Electric: \$6,986.00
- Gas: \$6,000
- Furniture Replacement: \$0
- Trash: \$8,000
- Cable TV:
- Gardener:
- Licenses: 8841
- Insurance: \$24,000
- Maintenance: \$45,732
- Workman's Comp: \$0
- Professional Management: 40214
- Water/Sewer: \$16,000
- Other Expense: \$28,800
- Other Expense Description: On-Site

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	16	1	1	0	Unfurnished	\$24,687	\$24,687	\$34,400
2:	24	2	2	0	Unfurnished	\$42,142	\$42,142	\$67,200

Of Units With:

- Separate Electric: 44
- Gas Meters: 44
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County

Michael Lembeck

State License #: 01019397
 Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
 26371 Crown Valley Pkwy, #180
 Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SR22147780

Printed: 09/25/2022 3:00:45 PM